

ORDINANCE NO. 20070503-047

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9006 CULLEN LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No C14-06-0203, on file at the Neighborhood Planning and Zoning Department, as follows

Lot 6, Block A, Tom F Dunnahoo Subdivision, a subdivision in the City of Austin, Travis County, Texas, as described in a deed of record in Volume 683, Page 1 of the Deed Records of Travis County, Texas (the "Property"),

locally known as 9006 Cullen Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

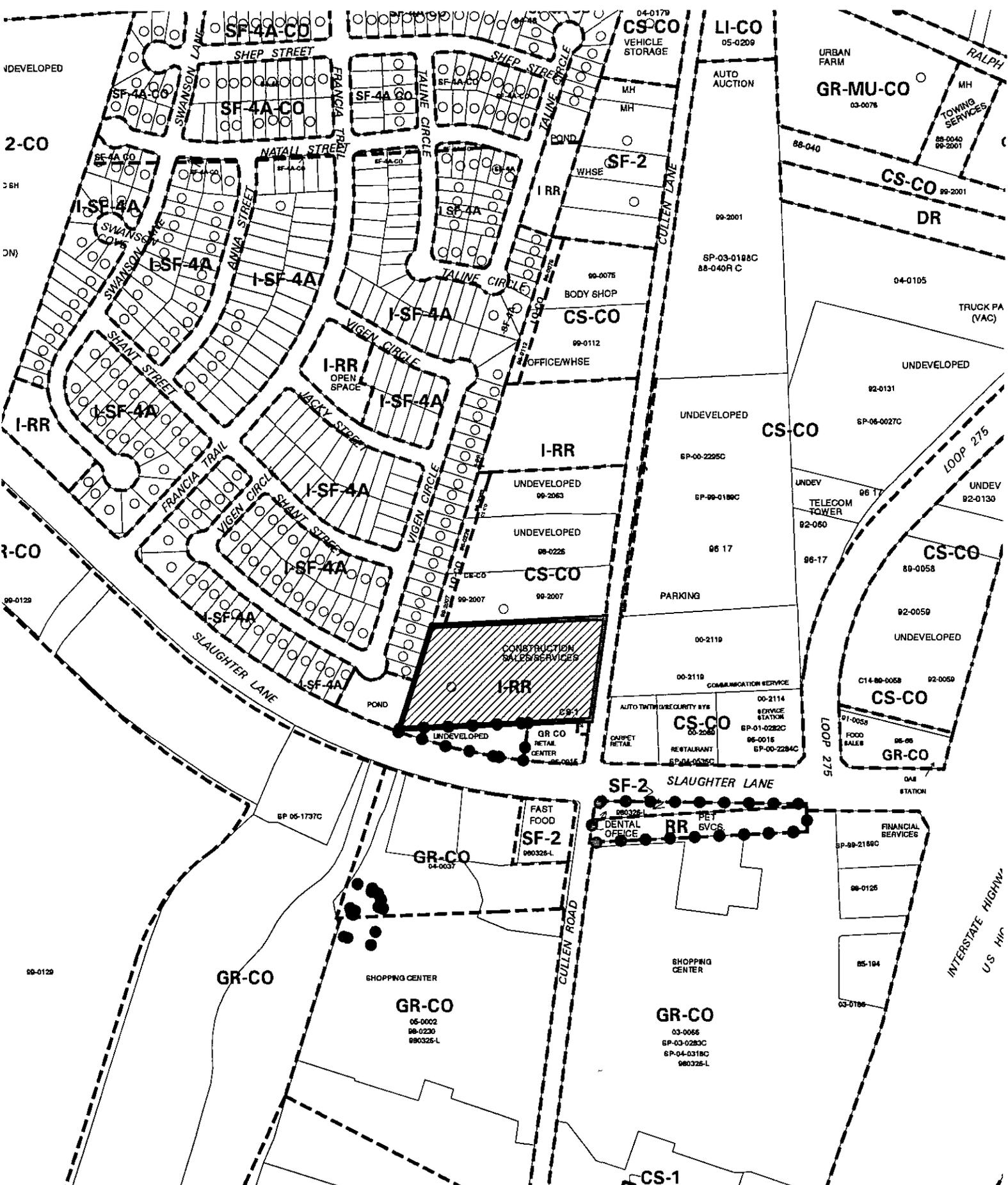
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

- A A 50-foot wide vegetative buffer shall be provided along the west property line where adjacent to or within 50 feet of a single family residential zoned property Except as provided in Section 25-1-(27)(a) and (b), the buffer zone shall remain an undisturbed vegetative buffer
- B A 25-foot wide vegetative buffer shall be provided and maintained along the west property line where adjacent to a detention pond Except as provided in Section 25-1-(27)(a) and (b), the buffer zone shall remain an undisturbed vegetative buffer
- C Section 25-10-124 (*Scenic Roadway Sign District Regulations*) applies to the Property

- D The maximum height of a building or structure developed on the Property is 35 feet from grade level
- E If the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 3,000 trips per day, a site plan or building permit for the Property may not be approved, released, or issued, until a traffic impact analysis ("TIA") is submitted to and approved by the Watershed Protection and Development Review Department
- F The following uses are prohibited uses of the Property

- | | |
|-------------------------------|---|
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Bail bond services | Bed and breakfast residential (Group 1) |
| Bed and breakfast (Group 2) | Club or lodge |
| Commercial off-street parking | Drop-off recycling collection facility |
| Exterminating services | Funeral services |
| Funeral services | Hotel-motel |
| Indoor entertainment | Indoor sports and recreation |
| Off-site accessory parking | Outdoor entertainment |
| Outdoor sports and recreation | Pawn shop services |
| Residential treatment | Restaurant (general) |
| Restaurant (limited) | Service station |
| Theater | Urban farm |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code



<p>1" = 400</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR WWALSH</p>	<p>ZONING EXHIBIT A</p>		<p>CITY GRID REFERENCE NUMBER</p> <p>F13</p>
	<p>CASE # C14-06-0203</p>		<p>DATE 06-11</p>	
	<p>ADDRESS 9006 CULLEN LN</p>		<p>INTLS SM</p>	
	<p>SUBJECT AREA (acres) 4.800</p>			